

Agenda



Planning Committee

Date: Wednesday, 12 October 2022

Time: 10.00 a.m.

Venue: Council Chamber,
Clydebank Town Hall, 5 Hall Street, Clydebank

Contact: Email: Committee.admin@west-dunbarton.gov.uk

Dear Member

Please attend a meeting of the **Planning Committee** as detailed above.

The business is shown on the attached agenda.

Yours faithfully

PETER HESSETT

Chief Executive

Distribution:-

Councillor Lawrence O'Neill (Chair)
Councillor Gurpreet Singh Johal (Vice Chair)
Councillor Karen Conaghan
Councillor Ian Dickson
Councillor Diane Docherty
Councillor Daniel Lennie
Provost Douglas McAllister
Councillor June McKay
Councillor Chris Pollock
Councillor Hazel Sorrell

All other Councillors for information

Date of Issue: 29 September 2022

PLANNING COMMITTEE
WEDNESDAY, 12 OCTOBER 2022

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

Members are invited to declare if they have any interests in the items of business on this agenda and the reasons for such declarations.

3 MINUTES OF PREVIOUS MEETINGS 5 - 12

Submit for approval as a correct record, the following Minutes of Meetings of the Planning Committee:-

- (a) Ordinary meeting - 3 August, and
- (b) Ordinary meeting - 21 September 2022.

4 OPEN FORUM

The Committee is asked to note that no open forum questions have been submitted by members of the public.

5 PLANNING APPLICATIONS

Submit reports by the Planning, Building Standards and Environmental Health Manager – in respect of the following planning applications:-

- (a) DC22/049/MSC – Approval of matters specified in conditions 13 – 32**
1, 3, 5 and 7 of PPIp approval DC19/203 for the erection of 99 dwelling houses, formation of access, landscaping, open space, SUDS and associated infrastructure at Farm Road, Duntocher, Clydebank by BDW Trading Ltd.

- (b) DC22/072/FUL – Residential development, landscaping and 33 – 50**
associated infrastructure at the former Our Lady and St Patrick's High School site, Hawthornhill Road, Dumbarton by Persimmon Homes

**6 PROCUREMENT OF GEOGRAPHIC INFORMATION SYSTEM 51 – 54
SOFTWARE**

Submit report by the Planning, Building Standards and Environmental Health Manager seeking approval to enter a process for the procurement of Geographic Information System software.

7 CLYDE CLIMATE FOREST 55 – 61

Submit report by the Planning, Building Standards and Environmental Health Manager seeking approval of a concordat in relation to the Clyde Climate Forest.

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Council Chamber, Clydebank Town Hall, Clydebank, on Wednesday, 3 August 2022 at 10.00 a.m.

Present: Councillors Karen Conaghan, Ian Dickson, Gurpreet Singh Johal, June McKay, Lawrence O'Neill, Chris Pollock and Hazel Sorrell.

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Alan Williamson, Team Leader, Development Planning and Place; Raymond Walsh, Roads Coordinator; Nigel Ettles, Section Head – Litigation (Legal Officer); and Nicola Moorcroft, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Provost Douglas McAllister and Councillors Diane Docherty and Daniel Lennie

Councillor Lawrence O'Neill in the Chair

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 8 June 2022 were submitted and approved as a correct record.

NOTE OF VISITATION

A Note of Visitation carried out on 6 June 2022, a copy of which forms Appendix 1 hereto, was submitted and noted subject to the addition of Councillors Karen Conaghan and Ian Dickson to the attendee list.

OPEN FORUM

The Committee noted that no open forum questions had been submitted by members of the public.

PLANNING APPLICATIONS

Reports were submitted by the Planning, Building Standards and Environmental Health Manager – in respect of the following planning applications:-

(a) DC22/058/FUL - Part use of restaurant car park for hand car-wash facility, with associated works inclusive of office and canopy at Dumbarton Road, Milton, G82 2TN by Happy Lettings and Property

Reference was made to a site visit that had been undertaken in respect of the above application. The Planning, Building Standards and Environmental Health Manager was heard in further explanation of the report and in answer to Members' questions.

The Chair invited Mr Ahmad, the applicant, to address the Committee. Mr Ahmad was heard in respect of the application and in answer to Members' questions.

After discussion having heard the Planning, Building Standards and Environmental Health Manager in further explanation, and in answer to Members' questions, the Committee agreed to grant planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 2 hereto.

(b) DC22/096/FUL - Change of use to allow fitting of tyres to motor vehicles together with associated works (retrospective), by Mr K Connelly, KMC Tyres & Recovery.

Reference was made to a site visit that had been undertaken in respect of the above application. The Planning, Building Standards and Environmental Health Manager was heard in further explanation of the report and in answer to Members' questions.

The Chair invited Mr Euan Pearson, applicant's agent and Mr Connelly, the applicant, to address the Committee. Both Mr Pearson and Mr Connelly were heard in respect of the application and in answer to Members' questions.

After discussion, having heard the Planning, Building Standards and Environmental Health Manager in further explanation, and in answer to Members' questions, the Committee agreed to refuse planning permission.

(c) DC21/039/FUL - Extension to existing shop unit for use as a hot food Takeaway, at 40 Mountblow Road, Clydebank by Mrs Shaneen Majeed

Reference was made to a site visit that had been undertaken in respect of the above application. The Planning, Building Standards and Environmental Health Manager was heard in further explanation of the report and in answer to Members' questions.

The Chair invited Amanda Mactaggart, objector, to address the Committee. Ms Mactaggart was heard in support of her objections and in answer to Members' questions.

The Chair invited Mr Stephen McQuiston, applicant's agent and Mr Hashir Raihan, the applicant, to address the Committee. Both Mr McQuiston and Mr Raihan were heard in respect of the application and in answer to Members' questions.

After discussion, and having heard the Planning, Building Standards and Environmental Health Manager in further explanation and in answer to Members' questions, Councillor Lawrence O'Neill moved, seconded by Councillor Hazel Sorrell, that planning permission be granted subject to the conditions set out in Section 9 of the report.

As an amendment, Councillor Chris Pollock, seconded by Councillor Ian Dickson moved that the Committee refuse planning permission due to the potential detrimental impact on the neighbourhood.

On a vote being taken, 4 members voted in favour of the amendment and 3 members voted for the motion. The amendment was accordingly, declared carried.

PERMITTED DEVELOPMENT RIGHTS CONSULTATION

A report was submitted by the Planning, Building Standards and Environmental Health Manager, seeking agreement to submit a response to Scottish Government consultation on the review of permitted development rights.

After discussion and having heard the Planning, Building Standards and Environmental Health Manager in further explanation, and in answer to Members' questions, the Committee agreed:-

- (1) the proposed Council responses set out in Appendix 1 of the report; and
- (2) that the response to Question 4 includes 'or within 1m of the upstand'.

The meeting closed at 11.30 a.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 6 JUNE 2022

Present: Councillors Diane Docherty, Gurpreet Singh Johal, Lawrence O'Neill and Chris Pollock

Attending: Pamela Clifford – Planning, Building Standards and Environmental Health Manager; James Hall – Policy Planning Officer and Gillian Neil – Biodiversity Officer

SITE VISITS

Site visits were undertaken in connection with the undernoted planning applications:-

144 Mirren Drive, Duntocher, Clydebank, G81 6LD

DC22/052/FUL – Installation of decking (Retrospective).

Supermarket 36 Glasgow Road, Dumbarton, G82 1QZ

DC21/178/ADV – Range of advertisements include fascia signs and freestanding 8m high double sided pole sign (associated with proposed coffee shop and drive-thru facility subject to application DC21/176/FUL).

TPO - Brucehill Cliffs Felling of trees within Brucehill Cliffs Tree Preservation Order area.

DC22/058/FUL - Part use of restaurant car park for hand car-wash facility, with associated works inclusive of office and canopy at Dumbarton Road, Milton, G82 2TN by Happy Lettings and Property.

GRANT planning permission subject to the following conditions:-

1. Notwithstanding the approved plans, details and specifications of the proposed external colour of the office/store shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved unless an alternative is otherwise agreed in writing by the Planning Authority.
2. Prior to works commencing on the development hereby approved, details of onsite drainage infrastructure shall be submitted for the written approval of the Planning Authority. The details shall ensure that no water shall be discharged onto the public road or into the road drainage system. The approved drainage infrastructure shall then be installed prior to the commencement of the use hereby permitted and maintained in an operational condition at all times.
3. Prior to works commencing on the development hereby approved, details of a risk assessment for managing water/ice on the car park surface shall be submitted for the written approval of the Planning Authority. Any recommendations and mitigations within the approved assessment shall then be followed at all times.
4. Prior to the commencement of the use hereby approved, details for the storage and the collection of waste arising from the proposed development hereby approved shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place for the commencement of the use and thereafter maintained for the lifetime of the development.
5. Notwithstanding the approved plans, there shall be no drainage connection to the trunk road drainage system.

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Council Chambers, Clydebank Town Hall, 5 Hall Street, Clydebank on Wednesday, 21 September 2022 at 10.00 a.m.

Present: Councillors Gurpreet Singh Johal, June McKay, Lawrence O'Neill, Chris Pollock and Hazel Sorrell.

Apologies: Apologies for absence were intimated on behalf of Provost Douglas McAllister and Councillors Karen Conaghan, Ian Dickson, Diane Docherty and Daniel Lennie

Attending: Alan Williamson, Team Leader, Development Planning and Place; Nigel Ettles, Section Head – Litigation (Legal Officer); and Nicola Moorcroft, Committee Officer.

Councillor Lawrence O'Neill in the Chair

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda.

NOTE OF VISITATION

A Note of Visitation carried out on 6 June 2022, a copy of which forms Appendix 1 hereto, was submitted and noted, subject to the removal of Councillor Lawrence O'Neill from the attendee list.

OPEN FORUM

The Committee noted that no open forum questions have been submitted by members of the public.

PROPOSED DUMBARTON TOWN CENTRE CONSERVATION AREA APPRAISAL

A report was submitted by the Planning, Building Standards and Environmental Health Manager, seeking approval to publish the draft Dumbarton Town Centre Conservation Area Appraisal for public consultation.

After discussion and having heard the Planning, Building Standards and Environmental Health Manager and the Team Leader, Development Planning and Place in further explanation and in answer to Members' questions, the Committee agreed:-

- 1) that the consultation period (as detailed in paragraph 4.10 of the report) be a period of six weeks.
- 2) that all publicity for the consultation be presented in colour; and
- 3) to approve the draft Dumbarton Town Centre Conservation Area Appraisal for publication and public consultation.

DUNTIGLENNAN FIELDS, DUNTOCHER, CLYDEBANK – SUPREME COURT DECISION

A report was submitted by the Planning, Building Standards and Environmental Health Manager, advising of the outcome of an application for permission to appeal to the Supreme Court in relation to a decision to grant planning permission for residential development at Duntiglenan Fields, Duntocher, Clydebank.

After discussion, the Committee noted the Supreme Court decision, which means that the Planning Permission, in Principle, for residential development at Duntiglenan Fields remains granted.

The meeting closed at 10.13 a.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 2 AUGUST 2022

Present: Councillors Karen Conaghan, Ian Dickson, Diane Docherty, Gurpreet Singh Johal and Chris Pollock

Attending: Pamela Clifford - Planning, Building Standards and Environmental Health Manager

SITE VISITS

Site visits were undertaken in connection with the undernoted planning applications:-

Dumbarton Road, Milton, G82 2TN

DC22/058/FUL - Part use of restaurant car park for hand car-wash facility, with associated works inclusive of office and canopy.

KMC Tyres & Recovery

DC22/096/FUL - Change of use to allow fitting of tyres to motor vehicles together with associated works (retrospective).

40 Mountblow Road, Clydebank

DC21/039/FUL - Extension to existing shop unit for use as a hot food takeaway.

WEST DUNBARTONSHIRE COUNCIL

Report by Planning, Building Standards and Environmental Health Manager

Planning Committee: 12th October 2022

DC22/049/MS: **Approval of matters specified in conditions 1, 3, 5 and 7 of PPiP approval DC19/203 for the erection of 99 dwellinghouses, formation of access, landscaping, open space, SUDS and associated infrastructure at Farm Road, Duntocher, Clydebank by BDW Trading Ltd**

1. **REASON FOR REPORT**

- 1.1** This application considers matters specified by condition in connection with a planning permission in principle for a development that in the hierarchy of development proposals, is a major planning application as defined by The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.

2. **RECOMMENDATIONS**

- 2.1** **Grant planning permission** subject to the further conditions identified in Section 9 below.

3. **DEVELOPMENT DETAILS**

- 3.1** Situated immediately to the north of the existing settlement at Duntocher and extending to an area of approximately 8.8 hectares, the application site comprises an area of sloping agricultural grassland. The site comprises two roughly similar size fields connected by a narrow corridor. This creates two distinct parts of the site; a northern part and a south-western part. The northern part of the site is bound by Farm Road to the east, wrapping around an existing house, and to the south by the rear gardens of houses on Mirren Drive. The former Duntiglennan Farm steading which has been converted to dwellinghouses lies to the north. This part of the site connects at its south-western corner to the south-western field. The south-western field is bound by the rear gardens of houses on Mirren Drive to the east and the rear of the houses and flats on Craigielea Road to the south. The land to the north and east of both parts of the site is agricultural.
- 3.2** There are significant level changes across both parts of the site, with the land generally rising to the north. The land was previously used for agricultural grazing but it is currently unused, and it consists mainly of overgrown grassland with a variety of trees. A dry stone wall is found within the northern part of the site running west to east. The south western field contains mature trees around its perimeter, and these are covered by a long established Tree Preservation Order (TPO) ref: DDCTPO12.

- 3.3** In September 2020, planning permission in principle was granted on appeal for a residential development subject to seven planning conditions with an indicative capacity of up to 99 dwellinghouses. In October 2020, the Council made an appeal to the Court of Session against this appeal decision. A hearing was held in July 2021 and an Opinion of the Court of Session was issued in October 2021, which dismissed the Council's appeal.
- 3.4** The Council sought permission from the Court of Session to appeal its decision at the Supreme Court. This was refused so the Council applied for permission to appeal directly to the Supreme Court. In a decision dated 8 August 2022, the Supreme Court ordered that: (1) the appeal be refused as it did not raise an arguable point of law of general public importance; and (2) the Appellant (West Dunbartonshire Council) pay the Respondents' costs.
- 3.5** As reported to Members at the September meeting of the Planning Committee, this decision means that the Council has exhausted all legal routes to appeal the granting of planning permission in principle for residential development on the site. Accordingly planning permission in principle (ref DC19/203) for this site remains granted.
- 3.6** The question of the principle of residential development on this site is not revisited in the assessment of this application. This application considers the details submitted in respect of this application for the approval of the matters specified in conditions 1, 3, 5 and 7 of the planning permission in principle granted on appeal. Condition 1 addresses a variety of details including the site layout, siting and design of the proposed houses, access arrangements, car parking, levels, landscaping, garden space and provisions for waste. Condition 3 addresses the requirement for an updated habitat survey and condition 5 addresses flooding and drainage details. Finally, condition 7 relates to the provision of bus stops on Craigielea Road and associated footpath connections. There is nothing that requires the applicant to seek to address all conditions at the same time and accordingly the details in respect of conditions 2, 4 and 6 of the planning permission in principle which address tree protection, a programme of archaeological works and a site-specific Construction Environmental Management Plan (CEMP) respectively are not under consideration at this time and will be addressed at a later stage.
- 3.7** The proposed development will provide 95 detached dwellinghouses and four semi-detached dwellinghouses with seven different house types, all of which will be two storeys in height. The detached houses will have four bedrooms and the semi-detached houses three bedrooms. External materials will comprise a mix of red and grey concrete roof tiles, white drycast render with buff stone features and basecourses and uPVC windows. Each property will feature in curtilage driveway parking constructed in blockwork and a private front and rear garden area. Rear gardens will be defined by 1800mm high timber slatted fencing with a feature wall and fence combination to prominent corner plots. An entrance feature is also proposed at the junction with Farm Road. Roads and associated footways within the development will be designed for adoption by the Council and it is indicated that these will be finished in either asphalt or blockwork in two contrasting colours.
- 3.8** The developable area of the site is driven initially by the topography and landscape features of the site. The layout includes a significant amount of open space to which access will be available via new footpath connections. An equipped play area will also be provided within the development. The overall

layout largely follows the indicative masterplan which was submitted as part of the application for planning permission in principle. A single vehicular and principle pedestrian access from Farm Road will be formed with a clear street hierarchy throughout the development with primary and secondary circulation loops and feature or node points to assist in way finding and punctuate the road layout. The development is designed on a frontage basis throughout in that the proposed houses are designed to face outwards towards the new roads with the development and also be outward looking to Farm Road. The open space within the lower western part of the site will connect with the existing open space situated on Craigielea Road and feature an associated footpath connection. The network of footpaths within the areas of open space will be of a more informal arrangement finished in whin dust. Around half of the overall site area will comprise open space and will include Sustainable Drainage System (SuDS) infrastructure to address surface water from the site. New bus stops are proposed to Craigielea Road, adjacent to the existing area of open space.

- 3.9** In support of the proposal the applicant has submitted a Design and Access Statement, Ecology Appraisal and Drainage Assessment.

4. CONSULTATIONS

- 4.1** Scottish Water have no objections to the proposed arrangement on site although it is noted that this does not confirm that the development can be serviced. Sufficient fresh water capacity is available although a flow and pressure test will be required as part of the developers application for a connection. There is also network capacity for a foul water connection.

- 4.2** Scottish Environment Protection Agency (SEPA), West Dunbartonshire Council Roads Service, Historic Environment Scotland and West of Scotland Archaeological Service (WOSAS) have no objections to the proposed development.

- 4.3** West Dunbartonshire Council Environmental Health Service have no objection subject to conditions relating to hours of working, delivery vehicle timing restrictions, piling, dust control, ground contamination and SuDS.

- 4.4** West Dunbartonshire Council Biodiversity Officer has reviewed the submission and highlighted a variety of points relating to the submitted Ecological Appraisal, areas of the site with biodiversity value and orchids within the site.

- 4.5** Strathclyde Partnership for Transport (SPT) have not provided any response at the time of writing.

5. REPRESENTATIONS

- 5.1** A total of 149 representations have been received in connection with the application, all of which are in objection. The detail of each submitted representation is available in the electronic planning file for the application and available for public viewing. The points and concerns raised can, however, be summarised as follows:

Principle of development and previous planning decisions

- Planning permission in principle should not have been granted for this site on appeal.
- The Council has consistently set out its position in opposing the development of this site.
- The application should not be considered in light of the court challenge.

Policy

- The proposal fails to follow the principles of Scottish Planning Policy.
- The site is not allocated as a residential development opportunity in the proposed Local Development Plan 2.
- The development is in the Green Belt which the development plan seeks to protect.
- There should be a preference for brownfield developments over greenfield developments.
- The wider position in respect of housing land is one to be considered as part of the Development Plan.

Landscape, design and visual impact

- The proposal will be to the detriment of the appearance of the countryside and damage the local character of the area.
- An adverse visual impact would occur and the proposed development would dominate the skyline.
- Green Belt boundary is long established and already clearly defined.
- The development would have an adverse visual impact on the Kilpatrick Hills and wider landscape.
- The urban area would be extended to the detriment of the village character of Duntocher.

Roads, transport and connectivity

- The local road network inclusive of Farm Road is already severely congested.
- The junction capacity to the main A82 is of concern and may be impacted upon adversely.
- An increase in traffic and associated congestion would occur from the development.
- Road and pedestrian safety would be adversely impacted upon, including children and the elderly.
- Existing uses such as the local school, football pitch and church already generate significant traffic on the local road network with on street parking and congestion.
- The local roads form a bus route and buses already have issues navigating parked vehicles.
- Accidents frequently occur including those involving buses.
- Existing vehicles speed on Farm Road.
- The development may result in larger buses using the local roads.
- Additional congestion occurs on local roads from home deliveries.
- No access is proposed to Craigielea Road.

- Traffic surveys carried out were undertaken during the pandemic and may not be representative.
- Parking of construction workers may result in additional congestion.
- Emergency services may be impeded due to road congestion.
- Farm Road has a very steep gradient.
- Winter conditions on Farm Road are problematic.
- Farm Road is in disrepair and requires resurfacing.
- Construction traffic would cause additional issues on the local road network.
- The development is an accident waiting to happen.

Service and infrastructure impact

- There is insufficient service infrastructure to accommodate the development.
- The local schools are at capacity and cannot accommodate additional children from the development.
- The development could impact on water and sewerage.
- Existing medical surgeries would not have capacity for the development.
- There are a poor range of facilities within the local area, including local shops.
- There is a lack of leisure and recreation opportunities within Duntocher.

Environment, ecology and recreation

- The proposal will adversely impact on a wide range of wildlife species.
- The ecology report submitted and associated survey work and assessment is inadequate.
- There will be an adverse impact on flora and fauna which is not properly assessed.
- The development may impact on European Protected Species.
- A loss of trees will result and the development will adversely impact on trees covered by a Tree Preservation Order.
- The site is used for walking and other outdoor recreational pursuits.
- A loss of open space will result.
- The site should be left undeveloped for public use.
- Air pollution would occur as a result of the development.

Residential amenity

- A loss of view from neighbouring property will occur.
- There will be an increase in noise and disturbance.
- Privacy may be compromised.
- Disruption will occur from the construction process.
- Neighbouring properties may suffer from overshadowing and loss of daylight.
- Light pollution would occur.

Flooding and drainage

- Flooding often occurs in this area.
- There is existing surface water run-off from the site.

- The potential impacts from a dam breach further up the hill have not been assessed.
- Granting planning permission may set a precedent and leave the door open for similar future developments.

Procedure

- Not all neighbours were notified.
- The applicant does not own the land.
- The site encroaches onto neighbouring land under the separate ownership of two adjacent properties.
- The planning permission in principle was granted on appeal, bypassing local democracy.
- Previous planning applications for the site were refused.

Other issues

- The development will increase carbon emissions.
- The development is incompatible with the 20 minute neighbourhood approach.
- Property values will be adversely impacted upon.
- The proposed houses will be adversely affected by winter weather conditions.
- The applicant should find another site for development.
- Perspective residents should consider existing houses for sale and not new houses on the application site.
- The development should be for social housing, not private housing.
- The proposal will contravene the Human Rights Act.
- Land should not be sold for profit.
- A corporate company should not be allowed to purchase the land.
- The development is not wanted.
- The wishes of local residents have been ignored.

5.2 The points and concerns raised will be considered in the assessment below.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

Clydeplan Strategic Development Plan 2017

6.1 The 2017 Clydeplan Strategic Development Plan (SDP) sets out a strategic vision to be implemented through a spatial development strategy and sets targets for the provision of new housing within the component parts of the Plan area. This provides that most development is to be focused on existing settlements, with much of the intervening land being designated as Green Belt. Clydeplan is clear in supporting housing growth that creates high quality places which delivers not only the right type of homes but in the right locations. The principle of the proposal was fully assessed against Clydeplan by the Reporter in the appeal where it was found the development to be largely consistent with Clydeplan. It is not required or appropriate to revisit this in considering this application for matters specified by condition.

West Dunbartonshire Local Plan 2010

6.2 It is recognised that the site is located within the Green Belt as defined by the adopted Local Plan with Policy GB1 seeking to preserve the landscape

character of the Green Belt by specifying a general presumption against development other than that falling into certain specified categories into which a large residential development does not fall. The preference for residential development on brownfield sites within the urban area rather than on greenfield sites is also set out within Policy RD1. However, notwithstanding these policy provisions, planning permission in principle for a residential development on this site has been granted on appeal and the location of the development on a greenfield site within the Green Belt is not requiring assessment.

- 6.3** Policy H4 sets out standards expected of residential development, requiring high quality design in the range of house types and sizes and in terms of form, layout and materials. Policy GD1 seeks to ensure that all new development is of a high quality of design and respects the character and amenity of the area. Policy R2 specifies the open space provision required for all developments. Assessment of open space requirements has been undertaken against the more updated “Our Green Network” Planning Guidance (2015) in Section 7 below.
- 6.4** Policies T1 and T4 requires sites to integrated with sustainable travel. Policy E4 requires to protect trees covered by Tree Preservation Orders and Policy E5 relates to trees and requires new development proposals to consider impacts on trees and incorporate suitable tree planting. Policy BE5 seeks to ensure that there is no adverse impacts on Scheduled Monuments or other archaeological sites with Policy BE6A specifically addresses development affecting the Antonine Wall.
- 6.5** Policies F1 and F2 aims to ensure that new development is not at risk from, and does not increase the risk of flooding, and has suitable SUDS drainage infrastructure. Policy DC7 supports micro-renewable technologies in new development.
- 6.6** The application proposal being assessed complies with the relevant policies of the adopted Local Plan and is assessed fully in Section 7 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

National Policy

- 7.1** Scottish Planning Policy (SPP) introduces a presumption in favour of sustainable development and indicates that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place but not allow a development at any cost. Design and Placemaking are key principles with SPP setting out that planning requires to create better places through a design-led approach. Designing Streets seeks to promote a clear hierarchy of streets with the creation of a sense of place. The detailed layout of the development is considered consistent with national policy.

West Dunbartonshire Local Plan (LDP2) Proposed Plan

- 7.2** The modified LDP2 was approved by the Council in August 2020 and the Council then advised the Scottish Ministers of its intention to adopt the Plan. The Scottish Government issued a direction to the Council on 18th December 2020 requiring modifications to the housing parts of LDP2. The principle of the residential development has been established by the appeal decision. In

assessing this application for Matters Specified by Condition in respect of the design and detail of the proposal, none of the policies considered are affected by the Direction. LDP2 is therefore the Council's most up to date policy position and has significant weight in the assessment and determination of planning applications at this time.

7.3 In LDP2, it remains that the site is located in the Green Belt with Policy GB1 directing new development to the urban area in order to maintain the attractiveness and character of the Green Belt. The principle of development in this Green Belt location is established by the planning permission in principle in place. Policy CP1 seeks to ensure that housing is of a high quality, adaptable and is designed to be suitable for a mix of occupants. It indicates that all new development will be expected to contribute towards creating successful places by having regard to the six qualities of a successful place (distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant, and welcoming).

7.4 Policy H4 addresses residential amenity within existing residential areas. Policy GI2 and associated table 6 sets out open space standards for residential developments with this updated position setting a sets a higher open space standard to that of the adopted Local Plan. Policy GI4 sets out the position in circumstances where developer contributions are required in respect of open space provision. Policy CP2 requires the integration and consideration of green infrastructure from the outset of the design process through to its maintenance and stewardship of the resource. ENV1 advises on nature conservation and seeks to safeguard designated and non-designated habitats. Policies ENV4, ENV5 and ENV6 address the trees, the water environment and flooding with a similar approach to the Adopted Local Plan. Policy AW1 seeks to ensure development does not have an adverse impact on the Antonine Wall.

7.5 Policy CON1 requires that significant travel generating uses are designed to encourage sustainable transport and Policy CON4 sets out a need for all developments to install sufficient broadband provisions. Policy ENV8 requires developments to address air quality, lighting and noise as part of the planning process, whilst policy ENV9 requires all potentially contaminated sites to be remediated where necessary to ensure that the site is suitable for the intended use. Policy RE5 sets out the requirements in respect of low and zero carbon buildings.

7.6 It is considered that the application proposal being assessed comply with the relevant policies above as set out in the following assessment.

Principle of Development

7.7 As set out in paragraph 3.3 - 3.6 above, planning permission in principle for residential development on this site has been granted and the principle of development is not being assessed as part of this proposal.

Design and layout of the development

7.8 Successful residential layouts require well designed buildings in a setting of gardens and open space and within a framework established by landscape features and road layout, all recognising the impact on neighbours. In the appeal decision, the omission of any development on the northernmost part of the site and on the southern part of the south-western field was noted by the Reporter as an important element of the indicative layout. The detailed design now being considered reflects this arrangement which sought to minimise the

visual impact on the development within the landscape The Reporter was also of the view that the site could be developed in a manner that would not detract from the overall character of the settlement or adjoining Kilpatrick Hills.

7.9 The surrounding locality is based on a low density approach and is characterised by dwellinghouses situated within individual curtilages in a setting which includes open space. Flatted blocks lie to the south of the site but these are again situated within a relatively low density arrangement interspersed by open space. The proposed development follows the overall theme and pattern of development in the locality and it is considered that the density of building is compatible with the character and amenity of the wider adjacent residential area. External materials will comprise the use of red and grey concrete roof tiles together with white drycast render and buff stone basecourses and detailing. Examining the design and proposed materials, the proposed new dwellings will have a modern appearance and the use of a variety of house types throughout the layout will assist in creating interest and will be in keeping with the surrounding residential area. The use of a feature wall and fence combination within prominent positions throughout the development also assists in creating a high quality development. The built ratio of each plot accords with the requirements of the Council's Residential Development Design Guidance. Whilst the sloping nature of the site is noted, the site is designed in such a way to minimise sloping areas within gardens and this ensures not only a suitable level of garden ground and associated private amenity space is provided for new residents, but that these garden areas are usable.

7.10 The proposed dwellings provide strong street frontages throughout the development and the development successfully incorporates variations to the orientation of buildings to create further interest and variety. Care has also been taken to ensure that the positioning of the buildings adjacent to the Farm Road are outward looking to provide an attractive and welcoming appearance to the development.

7.11 A single road access is proposed from Farm Road and this again reflects the indicative layout assessed by the Reporter who was of the view that an elongated road arrangement within the site was inevitable given the characteristics of the site. Whilst the possibility of a secondary access to Craigielea Road was highlighted by the Reporter, the fact that this would cross an existing area of open space outwith the application site and be positioned on a steep gradient was noted. It is not considered such an approach would be appropriate and in any case it is outwith the application site. The applicant advises in the supporting documentation that the road layout within the development has been designed to take account of the contours and levels of the site in order to minimise any requirement for excessive ground engineering works. All roads are designed to have a frontage and a clear hierarchy of streets are provided within both primary and secondary routes incorporating specific node points. The overall approach to road design is considered appropriate and assists in creating a successful place that caters for a variety of road users. The Council's Roads Service offers no objections to the proposed layout although it is noted that final surfacing, which the applicant indicates will be either asphalt or blockwork, will require to be considered further at the Roads Construction Consent stage. Accordingly, it is appropriate to address the final surfacing materials by condition.

7.12 Both the adopted Local Plan and the proposed LDP2 advise on low and zero carbon technologies with the latter providing the up-to-date position through Policy RE5 and associated Table 9. The applicant highlights that the proposed houses will be designed with a 'fabric first' approach to carbon emission reduction including high levels of insulation, high performance windows and doors, enhanced thermal performance and maximising passive solar gain. However, Policy RE5 of LDP2 is clear on the expectation for new development to incorporate low or zero carbon generating technology. This requirement can be addressed by a condition in respect of the final design of the proposed houses on site. Such an approach will ensure compliance with Policy RE5 of proposed LDP2 and policy DC7 of the adopted Plan. Policy CON4 of proposed LDP2 requires the provision of infrastructure in relation to superfast broadband. Whilst no such requirement is placed on the planning permission in principle granted, it is appropriate to address this as part of the detailed layout of the site and a condition is attached accordingly.

7.13 Overall, it is considered that the proposed development is appropriate in terms of the layout, density and design and that these matters are satisfactorily addressed.

Residential amenity

7.14 Residential amenity can be affected in a number of ways. Any development project will produce noise and an element of disruption during the construction phase and this cannot be a determining factor in considering planning applications. Environmental Health have highlighted a number of matters in their consultation response including hours of work, time restrictions of deliveries, piling method statement, and dust control. These matters will be addressed via the requirements of condition 6 (Construction Environmental Management Plan) of the planning permission in principle granted which is not being considered as part of this application, as will air pollution resulting from construction. In the appeal decision, the Reporter recognised that some residents living next to the site would lose their currently open outlook but that the loss of view was not a material planning consideration.

7.15 Existing neighbouring residents have an established level of amenity and the Reporter noted the requirement to pay careful attention to the layout of the development and the design of the proposed houses in order to ensure that there would be no unacceptable impact on the privacy and amenity of existing houses. This is recognised in the final design and layout of the development. To the north of existing houses on Mirren Drive, the design includes a buffer which increases separation between the existing gardens and the rear boundary of the gardens of the new houses. This takes account of the fact that the land rises up and that there are limited features along this boundary to soften the impact on the new development when viewed from existing neighbouring houses. This also ensures an increased level of separation well beyond the minimum 18 metres ordinarily expected. A similar approach is taken where the site adjoins the converted Duntiglennan Farm steading with a buffer and window to window arrangement in excess of 18 metres. Where the development adjoins the western boundary of the rear gardens of Mirren Drive, there is not a buffer between the rear garden boundaries of the existing houses and the new plots. However, here the levels of the site are such that the new plots do not rise up behind neighbouring properties and neighbouring gardens feature a greater amount of screening. It remains that the window to window arrangement is, however, in excess of 18 metres and the applicant has advised that additional planting can be provided to the rear of the proposed plots at this

location to soften any impact further. There is also nothing to suggest the design of the development would result in the occupation of the new dwellings causing any noise or activity beyond that typically found within a residential area. Night time lighting will also be typical of that within a residential area and does not present any residential amenity concerns. Within the proposed development, a minimum 18 metres window to window distance is achieved in all instances and this ensures suitable privacy and amenity for new residents.

- 7.16** Concerns regarding overshadowing and loss of sunlight are also highlighted in the objections received. Given the separation of the new houses to existing windows and gardens, it is not considered that any unacceptable impact would occur.

Trees, landscaping and open space

- 7.17** As noted above, in the appeal decision and with reference to the indicative layout, the Reporter considered the omission of any development on the northernmost part of the site and on the southern part of the western field an important element of the development. These areas form the principle parts of the landscaping and open space provision within the site with approximately half of the site being retained for landscaping and open space. The northern part of the site will comprise a large area of open space with a footpath network which will provide an attractive and extensive area for outdoor recreation as well as providing a setting for the development which reinforces the boundary between the built area and the open countryside beyond. The southern part of the western field provides for a further area of open space incorporating one of the two SuDS basins in the site and creates an attractive outlook for the houses proposed to this part of the development site. This area will connect to the existing area of open space adjacent and include a new footpath network which connects to the existing desire line through the adjacent open space. An equipped play area is proposed as part of the development and this is positioned in an appropriate location that is accessible, overlooked and openly visible. The final detail of the proposed equipment can be addressed by condition.

- 7.18** The overall landscape strategy proposed seeks to largely retain existing field trees within the site together with other landscape features and through the landscape strategy create a biodiverse and attractive space which provides a setting for the development. The landscaping strategy includes proposed trees within the developed area to create interest within the streetscape together with proposed hedgerow planting and additional shrub planting and ground cover. Existing tree planting will be reinforced and the overall landscape strategy also includes meadow grass, wildflower meadows and bulb planting. The approach to open space provision and planting is considered appropriate and implementation and maintenance can be addressed by condition.

- 7.19** The amount of open space and landscaping within the site is extensive with an area in excess of 50,000 square metres which significantly exceeds policy requirements. This promotes a green infrastructure approach as advocated by Policy CP2 and G12 of proposed LDP2 together with the Our Green Network planning guidance.

- 7.20** The western field is covered by Tree Preservation Order (TPO) reference DDCTPO12. A Tree Survey and Arboricultural Report was submitted in support of the application for planning permission in principle. As noted in the appeal decision, the tree survey recorded 60 individual trees and three groups of trees,

mostly around the edges of the western field, but also across the northern part of the site on the ridgeline. Most of these are mature trees of moderate to good quality, with beech and sycamore being the predominant species. In granting planning permission in principle, the Reporter was satisfied that the development could be undertaken without adverse impact on existing tree cover, including those protected by the TPO. Only five trees are identified as requiring removal. Condition 2 of the planning permission in principle addresses the requirements for tree protection and advises that none of these trees shall be felled, lopped or topped except as otherwise approved by the Planning Authority. The proposed layout seeks to ensure that trees across the site, including those specifically protected are retained and the tree protection measures will ensure that they are suitably protected. The application has not submitted details in respect of condition 2 at this time and accordingly, tree protection measures will be addressed at a later date, but prior to the commencement of any works on site. There is no conflict with the requirements of Policies E4 and E5 of the adopted Plan and Policy EN4 of proposed LDP2.

Ecology

7.21 The application for planning permission in principle was supported by a Habitat Survey. The Reporter considered that whilst this noted habitats that were suitable for a number of protected species, including otters, bats, pine martens and water voles, no field signs of any such species were recorded. Of the various habitats within the site, the semi-natural broadleaved woodland and scattered trees were the most ecologically significant. The granting of planning permission in principle on appeal confirms unequivocally that it is considered that this site can accommodate a residential development without adversely impacting upon protected species, biodiversity and ecology. It was recognised by the Reporter that various recommendations inclusive of further survey works were recommended by the Habitat Survey and accordingly condition 3 of the planning permission in principle requires these recommendations to be followed and further details submitted. However, it is equally recognised that should development not commence within a certain time period following the Habitat Survey, the baseline would require to be re-established. The condition requires that if no works have commenced on site by 1 August 2021, a new habitat survey shall be undertaken and submitted. This new survey will either reconfirm the position on site or outline fresh recommendations. Accordingly, a new Habitat Survey has been submitted in the form of a fresh Preliminary Ecological Appraisal. This re-establishes the baseline and sets out up-to-date recommendations.

7.22 The Council's Biodiversity officer has reviewed the submission and highlighted a variety of points. Many of these relate to the principle of the development of the site and the suitability of this site in the Green Belt for such a development. However, this is already established and not for consideration. A variety of site features and habitats are highlighted as of value. This includes part of the south-western field most notably the mature woodland strip to its west and north which is being retained. The upper parts of the northern field are also highlighted. Much of these areas are retained as part of the development. The survey for the new Appraisal was undertaken during the winter months and the Council's Biodiversity officer identifies that this time is sub-optimal for such survey work. Whilst noting this, it is also recognised that this Appraisal is not to inform whether the site is suitable for development; that is established. It is to provide an update to the baseline and set out up-to-date recommendations which it does. In terms of protected species, the Appraisal identifies that there are 23 trees with bat roost potential and the need for a follow up dusk and dawn

survey prior to any works commencing within 30 metres of the trees. Whilst addressing protected species by suspensive conditions is not an appropriate approach when it comes to establishing the suitability of a site for development, this is not what is being considered here. What is being considered is the requirement to ensure that the development, the principle of which is already established, is undertaken in a suitable way. In terms of bats, this would be during the activity season immediately prior to the commencement of works on site. Such an approach ensures that the development is undertaken in a suitable manner in respect of protected species. The Council's Biodiversity Officer has also highlighted that the Greater Butterfly Orchid is found within this site and as Scottish Biodiversity List species they should be offered protection. A follow on survey for Orchids can be addressed by condition as can the requirement for translocation where they are found within the area to be developed as established in the planning permission in principle. The approach detailed above will ensure no conflict with Policy E1 of the adopted Local Plan and Policy ENV1 of proposed LDP2.

Flooding and drainage

7.23 Informed by the applicant's flood risk assessment, no concerns in respect of flooding were identified by the Reporter in determining the appeal. Condition 5 of the planning permission in principle requires that any modification or alterations to the indicative masterplan layout of the proposed residential development shall be subject to a further Flood Risk Assessment. The development proposals follow the indicative masterplan and accordingly, there is no requirement for a further flood risk assessment. A drainage assessment has been submitted by the applicant which models in detail the drainage for the development site. The surface water is addressed by SuDS with two separate SuDS ponds within the site which will have been designed to provide sufficient storage columns to appropriately attenuate surface water run-off. The drainage assessment identifies that the development will improve overall water management in the local area. SEPA and the Council's Roads Service offer no objections on flooding and drainage grounds.

7.24 The Council's Environmental Health Service advise that details should be submitted in respect of the future maintenance of the SuDS. The applicant advises that it is expected that road gullies will be adopted as part of the public road network and the surface water drainage system inclusive of SuDS ponds will be adopted by Scottish Water. A condition can, however, address maintenance should the above not occur. The requirement to ensure that surface water run-off is contained within the site inclusive to measures to achieve this can also be addressed by condition.

7.25 Concerns are raised in the representations received in respect of flooding implications resulting from a dam breach at the reservoirs in the hills to the north of the site. Neither SEPA nor the Council's Roads Service in their capacity as local flooding authority raise any such concerns. The issue was also not of concern to the Reporter in considering the appeal. Accordingly, there is nothing to suggest that this requires to be considered in the context of this application for matters specified by condition. Overall, the proposal presents no conflict with policies F1 and F2 of the adopted Plan and policy ENV6 of proposed LDP2

Roads, access, parking and permeability

7.26 In granting planning permission in principle, the Reporter fully considered the impact of the development on the local road network and weighed this against all material planning considerations. It is not for this assessment to revisit this.

This assessment focuses on the detail of the proposed development layout. In this respect, the assessment is principally guided by the advice from the Council's Roads Service who are satisfied with the overall arrangement. In the consultation response it is highlighted that the existing footway on both side of Farm Road should be extended to the northern extremity of the proposed development. No such requirement is specified in the planning permission in principle granted and being outwith the application site and forming part of a private road not under the prospective ownership of the applicant, it is not within the applicant's gift to include this as part of the development. Given the new development connects to existing footways forming part of the adopted public road, the approach is considered appropriate. A vehicle tracking drawing demonstrates the suitability of the site layout for refuse vehicles and parking provision is provided in accordance with the required standards. The applicant has also confirmed that the proposed roads are provided to a suitable gradient in accordance with the required of the Council's Roads Service.

7.27 Turning to the proposed bus stops on Craigielea Road and associated footpath connection, the Roads Service offers no objections to the bus stops being positioned at this location. SPT have offered no comments at the time of writing and the proposed bus stops are considered appropriate. The preference of the Roads Service for the footpath connection to be constructed to adoptable standards is noted. It is unclear whether the Reporter in imposing the condition requiring the bus stops to be provided, intended for a footpath connection to be provided across the adjacent area of open space which is both outwith the application site and steeply sloping. The applicant seeks, however, to recognise the desire line across this area of open space by providing a footpath connection, as part of the path network proposed as part of the open space within the development. However, to provide this to adoptable standard would result in a considerable level of ground engineering and a pathway that would likely zig zag across the adjacent open space, to the detriment of this area. The principal pedestrian route to the bus stops is via the existing public footways on Farm Road and Craigielea Road. The proposed footpath will provide a secondary route following a likely desire line and the approach overall is supported. The bus stops will benefit not only new residents but also existing residents by increasing access to public transport.

7.28 A range of traffic and road safety concerns have been raised in the public representations. However, these concerns almost exclusively relate to the implications of the development on the wider local road network. An assessment of this cannot be revisited as part of this application for matters specified by condition.

Cultural Heritage

7.29 The application site lies near to the line of the Antonine Wall but is not within the buffer zone and no concerns were raised by the Reporter in this regard. Condition 4 requires the developer to implement a programme of archaeological works. The applicant has not submitted details in respect of this condition at this time. The West of Scotland Archaeological Service highlighted the requirement imposed and Historic Environment Scotland offer no objections in respect of the nearby line of the Antonine Wall.

7.30 Other matters raised in consultation responses

The Council's Environmental Health Service have highlighted the requirement for a condition in respect of the requirements should unexpected contamination become evident during the development. Whilst no such condition was applied

to the planning permission in principle, it is considered that it is appropriate to attach such a condition in the context of the final approved layout. Scottish Water offer no objections in respect of the detail of the proposed development.

Other Matters raised in representations

- 7.31** A wide range of other issues have been raised in the representations. Many of these relate to matters in respect of the principle of the development of the site for residential development which is already established. These include the green belt location, the impact on and matters relating to existing services and infrastructure, use of the site area for outdoor recreation, sustainability and compatibility with the 20 minute neighbourhood approach, the tenure of the proposed houses and the planning history of the site. Such matters may not be re-assessed in this application.
- 7.32** Considering the other outstanding points in the representations not already addressed above, procedurally, the submission meets the requirement of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. All neighbours within 20 metres of the application site were notified and, additionally, a press advertisement was placed in accordance with the requirement of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. An applicant does not require to own the land to submit a planning application and the correct procedure has been followed by the applicant in notifying the owners of the application site. If a development site was to encroach onto land in separate ownership, this would be a civil matter between the parties involved. There is nothing to suggest that the location and height of the site would result in the proposed houses being adversely affected by winter weather. Any potential reduction in property value is not a material planning consideration
- 7.33** Noting the concern that the granting of planning permission for this site creates a precedent for future proposals, all planning applications are considered on their own merit and this would be the case for similar sites. There is also nothing to prevent the submission of planning applications for Green Belt locations.
- 7.34** Finally, the Human Rights Act is not prejudiced by consideration of the planning merits of a proposal. Planning legislation ensures that all those with a right to comment are allowed to do so during the entire procedure, from pre-application discussion and through neighbour notification and publicising of the application.

8. CONCLUSION

- 8.1** With the granting of planning permission in principle on appeal, residential development on this site is considered agreed. This application considers the matters specified in conditions 1, 3, 5 and 7 of the planning permission in principle. Overall, it is considered that the details of the development proposed incorporate the six qualities of successful placemaking in creating a distinctive, legible, welcoming and permeable development with a defined hierarchy of streets in accordance with the aims of Policy CP1 of proposed LDP2.
- 8.2** In respect of condition 1, the overall site layout is considered acceptable as is the design and appearance of the proposed houses. The proposed drainage is appropriate and incorporates SuDS as required. Access arrangements are provided including swept path analysis and car parking is of an appropriate standard. Site levels are provided as are landscaping details which are

appropriate for the site. Private garden space accords with the Council's guidance and waste can be stored within individual curtilages as is commonplace in such developments.

- 8.3** An updated habitat survey is provided and the Council's Biodiversity officer is content with the conclusions and recommendations. Matters relating to flood risk are addressed in terms of Condition 5 as is the proposed provision of bus stops on Craigielea Road.

9. CONDITIONS

1. That prior to the commencement of works on site, a detailed phasing plan for the progression of the development on site shall be submitted to and approved in writing by the Planning Authority. Development shall then proceed as approved.
2. That prior to the commencement of works on site, exact details of all external materials (inclusive of all walls, paving, hard surfacing and road surfacing) shall be submitted to and approved in writing by the Planning Authority. Development thereafter shall proceed utilising the approved materials unless an alternative is agreed in writing by the Planning Authority.
3. The approved hard and soft landscaping and all associated approved planting details shall be implemented within a timescale to be agreed with the Planning Authority prior to the commencement of works on site.
4. Notwithstanding the approved drawings, details of additional structural planting to the rear of plots 22 to 27 (inclusive) shall be submitted to and approved in writing by the Planning Authority prior to the commencement of works on site. Implementation shall then be agreed as part of the requirements of condition 3 above.
5. That any trees, shrubs or areas of grass which die, are removed, damaged or become diseased within five years of completion of the landscaping shall be replaced within the following year with others of a similar size and species.
6. That full details of maintenance and management for the landscaping approved shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site. Management and maintenance shall commence upon completion of each part of the landscaping as it is completed and continue at all times thereafter
7. Prior to the commencement of any works on site, full details of the proposed play equipment and maintenance arrangements together with the timescale for installation shall be submitted to and approved in writing by the Planning Authority. These details shall incorporate the use of natural play equipment. The works shall be installed in accordance with the approved scheme and shall thereafter be retained for the lifetime of the development unless otherwise agreed by the Planning Authority.
8. The new bus stops on Craigielea Road together with the associated adjacent footpath connection hereby approved shall be installed and

available for use by passengers and passing bus services prior to the occupation of the first house hereby approved.

9. That prior to each house hereby permitted being occupied, all new roads and footways leading to it shall be surfaced to a sealed base course.
10. That within 4 weeks of the last of the dwellinghouses hereby permitted being completed, all roads and footways within the application site shall be completed to a final wearing course.
11. That prior to the occupation of any dwellinghouse, the off-street parking provision shall be completed and be available for use by residents of the associated dwellinghouse. The off-street parking provision inclusive of garages where they part of this parking provision shall then remain unobstructed and available for use by residents of the associated dwellinghouse at all times thereafter.
12. That the approved drainage regime inclusive of the two SuDS ponds shall be fully implemented. For the avoidance of doubt, the drainage regime shall be implemented commensurately with the construction of the dwellinghouses it serves. All recommendations in the Drainage Assessment Report dated February 2022 shall be followed.
13. Notwithstanding condition 12 above prior to the commencement of works on site, full details of the SuDS and its maintenance arrangements shall be submitted to and approved in writing by the Planning Authority. The SuDS shall be designed to ensure that contaminants present on the site are not mobilised and that pollution pathways are not created. The SuDS shall then be formed and maintained and approved to the satisfaction of the Planning Authority.
14. That all surface water shall be intercepted within the site both during construction and on completion of the development and full details of measures to ensure that surface water run-off is contained within the site shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site. The measures shall be implemented and maintained as approved.
15. A bat activity survey shall be undertaken and submitted for the approval of the Planning Authority for any trees within 30 metres of any works on site and for any trees to be removed on site identified in the Preliminary Ecological Appraisal dated January 2022 as having a moderate or high bat roosting potential. This activity survey shall be undertaken within the activity season immediately prior to the commencement of works on site and all findings, recommendations and mitigation shall be implemented.
16. A survey for Orchids within the site shall be undertaken prior to the commencement of works on site and full details for their protection submitted and agreed prior to any works on site. Where Orchids are found within the areas to be developed full details of translocation to areas of open space shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved.
17. No site clearance works shall be undertaken during the bird nesting season March to September inclusive unless first agreed in writing by the Planning

Authority. For the avoidance of doubt, any such agreement will require a full nesting bird survey prior to the commencement of works on site, the methodology and findings of which shall be submitted to the Planning Authority for approval and implemented as approved.

18. The existing drystone wall within the northern section of open space shall be retained and restored as part of this area of open space unless otherwise agreed with the Planning Authority.
19. Details of the provision of grit bins for the development shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place prior the occupation of the first house within the site and thereafter maintained for the lifetime of the development.
20. Prior to the commencement of works on site, full details of any street furniture shall be submitted to and approved in writing by the Planning Authority and such be implemented as approved.
21. The presence of any previously unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.
22. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall be free from metals, plastic, wood, glass, tarmac, paper and odours. On completion of the works, the developer shall submit a validation report for the approval in writing of the Planning Authority and it shall contain details of the source of the material and associated test results to demonstrate its suitability for use. Thereafter the development shall be undertaken in accordance with the approved details.
23. That prior to the commencement of any works on site, full details of the incorporation of low or zero carbon generating technologies shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall be undertaken in accordance with the approved details.
24. Prior to the commencement of development with the site, details of the location and design of electric charging points/units and associated infrastructure and ducting to serve the development shall be submitted to and approved in writing by the Planning Authority. The approved car charging points/units/ducting and associated infrastructure shall thereafter be installed in accordance with the approved details at a timescale agreed by the Planning Authority and maintained at all times thereafter.

25. Prior to the occupation of the first house within the site, the developer shall install the necessary infrastructure to enable the full development and all associated properties to be connected to the existing fibre optic network, where available in West Dunbartonshire, and in accordance with the relevant telecommunications provider's standards.

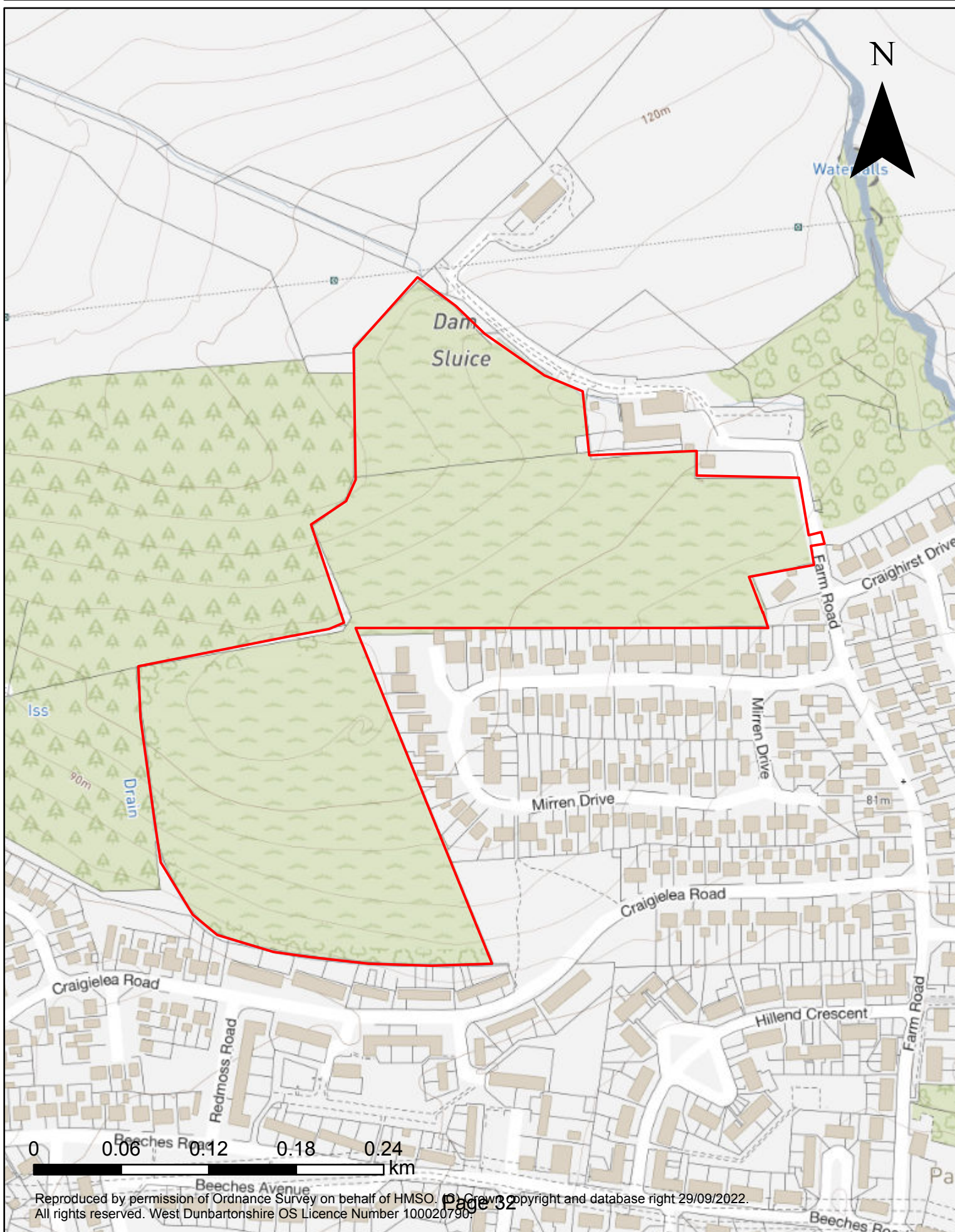
Pamela Clifford
Planning, Building Standards and Environmental Health Manager
Date: 12th October 2022

Person to Contact: Pamela Clifford, Planning, Building Standards and Environmental Health Manager
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Appendix: Location Plan

Background Papers:

1. Application documents and plans
2. Clydeplan Strategic Development Plan 2017
3. West Dunbartonshire Local Plan 2010
4. West Dunbartonshire LDP - Proposed Plan 2
5. 'Our Green Network' Guidance
6. Residential Development Design Guidance
7. Scottish Planning Policy 2014
8. Designing Streets
9. Consultation responses
10. Representations
11. Planning Appeal Decision PPA-160-2030
12. Opinion of Court of Session, October 2021
13. Supreme Court decision, August 2022
14. Report to Planning Committee on Supreme Court decision of 21st September 2022



WEST DUNBARTONSHIRE COUNCIL

Report by Planning, Building Standards and Environmental Health Manager

Planning Committee: 12th October 2022

DC22/072/FUL: Residential development, landscaping and associated infrastructure at the former Our Lady and St Patrick's High School site, Hawthornhill Road, Dumbarton by Persimmon Homes

1. REASON FOR REPORT

- 1.1 The application proposal comprises a major development as defined by The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. Under the terms of the approved Scheme of Delegation, it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1 That the Committee indicate that it is **Minded to Grant** planning permission and delegate authority to the Planning, Building Standards and Environmental Health Manager to issue the decision subject to the conditions set out in Section 9 and to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure a financial payment towards open space provision/ green infrastructure improvements in the local area.

3. DEVELOPMENT DETAILS

- 3.1 The site is located within the Castlehill area of Dumbarton and extends to 2.28 hectares. The site's northern boundary is Hawthornhill Road, while the southern boundary is along the A814 Cardross Road and adjoins the rear curtilages of nos 67 to 77 Cardross Road. The eastern boundary is partly adjacent to existing houses in Sunderland Avenue and partly adjoins the boundary of Cunninghame Graham Memorial Park, which comprises of Arthur's Seat (directly adjacent to the application site) and Castle Hill. The westernmost part of the site runs along the boundary of a sports pitch which used to form a part of the former high school complex but has been retained. A recent planning permission (ref DC21/243/FUL) granted consent for the development of a pavilion to serve the aforementioned sports pitch with an access linking through the new development.

The site has been cleared following the demolition of the school complex circa October 2018. Areas of hardsurface which formed part of the car park together with a vacant former janitor's house fronting Cardross Road remain within the site. The application site also includes a section of Cardross Road which is associated with the new access arrangements to the site.

- 3.2** There is a gentle gradient across the site with a drop of approximately 5 metres from north to the south, with the lowest point of the site being in the centre. The site is bounded by a variety of fences. A variety of grassed areas interspersed by occasional tree planting which remain from the former use. An existing electrical sub-station is located next to the south-eastern corner of the site albeit out with the application site. Public transport links in the form of bus stops are available in Hawthornhill Road and Cardross Road with the site being a 10-minute walk from Dalreoch train station and about a 20-minute walk away from Dumbarton Town Centre. West of the adjacent sports pitch lies Dumbarton Joint Hospital.
- 3.3** Planning permission is sought for the construction of 68 no. houses and associated works. 15 of the houses will be two bedroom and 53 will have three bedrooms. The development comprises of a range of dwelling sizes as detailed below:
- 15 no. x 2-bedroom mid-terrace houses
 - 8 no. x 3-bedroom end-terrace houses
 - 18 no. x 3-bedroom semi-detached houses
 - 27 no. x 3-bedroom detached houses
- 3.4** The redevelopment of the site will consist of the demolition of the last remaining structure that formed a part of the old school complex, namely the vacant janitor's house in Cardross Road at the southern boundary of the application site. Its removal will enable the formation of the new vehicular access to the site. The current vehicular access from Hawthornhill Road will not be retained as part of the development although pedestrian connections are proposed to Hawthornhill Road. The formation of access in Cardross Road will also require the relocation of the existing signalised pedestrian crossing approximately 200m east to a accommodate a new right-turn lane to serve the development.
- 3.5** The development will comprise thirteen different house types all of which will be two storey. External materials will comprise concrete roof tiles, a combination of facing brick and render together with uPVC windows. Each property will feature in curtilage driveway parking constructed in blockwork and a private front and rear garden area. Rear gardens will be defined by 1800mm high timber slatted fencing with a feature wall and fence combination to prominent corner plots. Side boundaries will be delineated by a 450mm high timber rail. In terms of the road layout within the development, this will take the form of a large square-shaped two-way loop accessed from Cardross Road with additional pedestrian connections to Hawthornhill Road, Sunderland Avenue and the adjacent park. Parking will be provided with a combination of in curtilage driveways and parking courts. A SuDS pond would be located in the eastern part of the site directly adjacent to the Cunninghame Graham Memorial Park.
- 3.6** A landscape strategy is proposed and the landscaping will ensure an attractive setting for the development that creates a 'safe and pleasant space' and aims to be visually appealing. At the same time, the proposed landscaping will enhance the square that will be created with Sunderland Ave where the use of variegated sycamore along the western edge of the site to match those already within that street will create an off-set avenue of trees. The fence boundary with Cunninghame Graham Memorial Park will be removed. This will be done to allow for the site to connect with the established park and connect with its surroundings

naturally. This would be particularly accentuated by the location of the SuDS pond, located at the low point of the site adjacent to the park.

- 3.7 In support of the proposal the applicant has submitted a range of supporting documentation and information including a Supporting Planning Statement, Design and Access Statement, Pre-application Consultation Report, Open Space Allocation, Obtrusive Light Compliance Report with Luminaire Schedule, Transport Assessment, Flood Risk Assessment, Tree Report, Ecology Report, and Noise Report.

4. CONSULTATIONS

- 4.1 West Dunbartonshire Council Roads Service and Environmental Health Service have no objection to the proposals. A variety of points are highlighted and these are considered within the assessment below.
- 4.2 West Dunbartonshire Council Biodiversity Officer highlights a range of points including where value could be added to the landscaping.
- 4.3 Scottish Water have not provided a response.
- 4.4 SP Energy Networks have no objection to the development, but advise of the presence of HV/LV underground cables in the vicinity of the site and reserve the right to protect and/or deviate this infrastructure at the applicant's cost.
- 4.5 West of Scotland Archaeological Service have no objection.
- 4.6 Strathclyde Partnership for Transport (SPT) have not provided any response at the time of writing the report.

5. REPRESENTATIONS

- 5.1 Four objections from three parties were received in connection with the application. The detail of each submitted representation is available in the electronic planning file for the application and available for public viewing. The concerns raised can, however, be summarised as follows:
- Location of new access to the site in Cardross Road will lead to increase in traffic congestion on this road, with the suggestion of vehicular access being relocated to Hawthornhill Road.
 - Impact of the new vehicular access and resulting traffic in the context of the nearby proposed development of the Notre Dame Convent site.
 - Concern over the possible removal of the existing signalised pedestrian crossing in Cardross Road and impact on pedestrian safety, including children accessing local schools.
 - Impact on traffic and pedestrian safety.
 - The new site access is too close to neighbouring property.
 - There is insufficient room on the carriageway for the new right turn lane
 - The development resulting in the removal of trees.
 - Concerns regarding loss of privacy.

- Neighbouring gardens may become waterlogged.
 - Footpaths connecting the site with the adjacent park should not be allowed.
- 5.2** Two further representations have been received in support of the proposal although these also highlight concerns including access and traffic together with overlooking.
- 5.3** The concerns raised will be considered in Section 7 below.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

Clydeplan Strategic Development Plan 2017

- 6.1** The 2017 Clydeplan Strategic Development Plan (Clydeplan) sets out a strategic vision to be implemented through a spatial development strategy and sets targets for the provision of new housing within the component parts of the Plan area. This provides that most development is to be focused on existing settlements, with much of the intervening land being designated as Green Belt. Clydeplan is clear in supporting housing growth that creates high quality places which delivers not only the right type of homes but in the right locations. Clydeplan Policy 8 on Housing Land Requirement is the most relevant policy in the context of this proposal. It requires local authorities to make provisions in Local Development Plans for all tenures and allocate sites which are effective or likely to be effective within the plan periods to meet the housing land requirements for each housing sub-market area. Policies 1 and 16 covering Placemaking and Managing Flood Risk and Drainage are also of relevance.

- 6.2** The proposed development presents no conflict with Clydeplan and accordingly is subject to an assessment against the Local Development Plan.

West Dunbartonshire Adopted Local Plan 2010

- 6.3** Policy PS1 seeks to protect established public utility, social and community facilities as identified on the Proposals Map. The high school that previously occupied the site was identified on the Proposals Map under this policy. Prior to closure the policy seeks that it is demonstrated that the facility is no longer required. Any redevelopment will require to have regard to the surrounding area together with other Local Plan policies. The school was replaced with a new facility at Bellsmyre and the buildings have since been demolished. Policy UR1 encourages the redevelopment and re-use of underused, vacant and/or derelict land and buildings for appropriate uses such as housing. Policy H4 sets out standards expected of residential development, requiring high quality design in the range of house types and sizes and in terms of form, layout and materials. Policy GD1 seeks to ensure that all new development is of a high quality of design and respects the character and amenity of the area.
- 6.4** Policy R2 specifies the open space provision required for all developments. Assessment of open space requirements has been undertaken against the more updated “Our Green Network” Planning Guidance (2015) in Section 7 below.
- 6.5** Policy T1 and T4 requires sites to be integrated with sustainable travel. Policy E5 requires new development proposals to consider impacts on trees and incorporate suitable tree planting. Policies F1 and F2 aim to ensure that new development is

not at risk from, and does not increase the risk of flooding, and has suitable SUDS drainage infrastructure.

- 6.6** The proposal complies with the policies of the adopted local plan and is assessed fully in Section 7 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

National Policy

- 7.1** Scottish Planning Policy (SPP) introduces a presumption in favour of sustainable development and indicates that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place but not allow a development at any cost. Design and Placemaking are key principles with SPP setting out that planning requires to create better places through a design-led approach. Designing Streets seeks to promote a clear hierarchy of streets with the creation of a sense of place. The proposed development is considered consistent with national policy.

West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

- 7.2** The modified Plan and associated documents was approved by the Council on 19 August 2020. The Council has advised the Scottish Ministers of its intention to adopt the Plan. On 18 December 2020, the Scottish Ministers issued a Direction in relation to the housing land chapter of the Plan. None of the policies considered in the determination of this application are affected by that Direction. Therefore, Local Development Plan 2 is the Council's most up to date policy position and is afforded significant weight in the assessment and determination of planning applications.
- 7.3** Policy H1 identifies that the Council will maintain a five-year effective supply of housing land and Policy H2 supports the development of sites within Schedules 2 and 3 for new housing development where they accord with other relevant policies of the Plan and associated supplementary guidance. This site is identified in Schedule 2 a residential development opportunity for private housing (site ref H2(23)) with an indicative capacity of 100 units. However, the wider allocation includes the site of the adjacent sports pitch, a facility which is now being retained by the Council. Policy CP1 seeks to ensure that housing is of a high quality, adaptable and is designed to be suitable for a mix of occupants. It indicates that all new development will be expected to contribute towards creating successful places by having regard to the six qualities of a successful place (distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant, and welcoming).
- 7.4** Policy GI2, BE1, ENV1, ENV4, ENV5 and ENV6 are similar to the green network, built heritage, tree, water environment and flooding policies of the adopted Local Plan, albeit that Policy GI2 sets a higher open space standard to that of the adopted Local Plan. Policy CP2 requires the integration and consideration of green infrastructure from the outset of the design process through to its maintenance and stewardship of the resource.

- 7.5** Policy CON1 requires that significant travel generating uses are designed to encourage sustainable transport and Policy CON4 sets out a need for all developments to install sufficient broadband provisions. Policy ENV8 requires developments to address air quality, lighting and noise as part of the planning process, whilst policy ENV9 requires all potentially contaminated sites to be remediated where necessary to ensure that the site is suitable for the intended use. Policy RE5 sets out the requirements in respect of low and zero carbon buildings. It is considered that the application proposal being assessed comply with the relevant policies above as set out in the following assessment.

Principle of Development

- 7.6** The site is a brownfield site within a well-established residential area and is identified in the proposed LDP2 as a residential development opportunity for private housing. The principle of the development of the site for new housing is considered to be fully compatible with the surrounding locality and accordingly it rests to consider whether there are any material planning considerations which suggest that planning permission should not be granted for this residential development on an identified residential development opportunity in proposed LDP2.

Site Layout, Design and Appearance

- 7.7** New residential layouts require to be well designed, take cognisance of the setting into which they are introduced and provide a high quality environment of well-designed buildings in a setting of gardens and open space whilst recognising the impact on existing neighbouring properties. The surrounding locality is based on a low density approach with a variety of detached, semi-detached and terraced houses together with flatted houses situated within individual curtilages in a setting which includes open space. Flatted blocks also feature within the locality and form part of the wider low density arrangement. The proposed development follows the overall theme and pattern of development in the locality and it is considered that the density of development is compatible with the character and amenity of the wider adjacent residential area.
- 7.8** The development is designed to be outward looking providing a strong frontage to both Cardross Road and Hawthornhill Road together with the small square to the front of the adjacent flats. The new dwellings within the central part of the site ensure a strong street frontage is also provided within the central part of the development. Considering design and the proposed materials, the proposed houses are all two storeys with a variety of different house types which will assist in creating visual interest within the development. This visual interest is enhanced by the use of a range of roof shapes. Furthermore, the house designs feature active gables at key locations and at spaces overlooking green spaces. The proposed houses will be of a modern design and utilise high quality external materials such as a good quality clay multi-red facing brick. The quality of the layout and materials will enhance and contribute positively to the aesthetic of the area. The houses will also feature porch canopies and solar panels incorporated into the roof covers. The proposed layout has made the most of the site layout and levels and its topographical character and what is proposed successfully integrates into the wider residential area. The built ratio of each plot accords with the requirements of the Council's Residential Development Design Guidance and this

ensures a suitable level of garden ground and associated private amenity space is provided for new residents.

- 7.9** Overall, it is considered that the proposal will create a well-designed and integrated development which will address the six qualities of successful places by having a distinctive identity, forming safe streets, having quality green infrastructure, using high quality materials and being sustainable, all complying with policies GD1, DS1 and CP1 of the adopted and proposed Plans alongside the Residential Development Design Guidance.

Residential Amenity

- 7.10** Until demolition, the high school building was a significant and dominant feature adjacent to the residential properties that surround the site. Whilst the new development may introduce new houses in closer proximity to existing properties than the previous buildings on site, these new buildings do not have the scale and massing of that which existed previously. The concerns raised in the representations in respect of privacy are noted. Whilst a number of plots adjoin the existing garden boundaries of houses on Cardross Road and face towards the flats at Sutherland Avenue, they will not be dominant or elevated and a window to window distance in excess of 18 metres is achieved in all cases. It is further considered that there is no adverse impact on daylight or sunlight to the nearest houses. Window to window relationships within the development itself are also acceptable. Whilst the development will undoubtedly bring additional activity to the area, the occupation of new dwellings is not expected to cause any noise or activity beyond that typically found in a residential area. Daytime activity will also likely be significantly less than the previous high school use. Whilst it is accepted that any construction site will produce an element of noise and disruption, the Council's Environmental Health Service highlight the requirement to require that the construction of the development is undertaken in a way that ensures that adjacent residential amenity is not adversely affected. A range of conditions are recommended and it is considered appropriate to attach these.

- 7.11** The consultation response from Environmental Health identifies the need for noise to be fully assessed. A Noise Impact Assessment has been submitted in support of the application. This considers how noise sources including road traffic noise and the use of the adjacent sports pitch would impact upon the new dwellings. It is concluded that with appropriate mitigation, noise would not adversely affect the new residents. The requirement to follow the recommendations can be addressed by condition. This includes the installation of a 2.2 metre high acoustic barrier adjacent to the sports pitch. The potential for obtrusive lighting from the sports pitch floodlighting to adversely affect the new houses has also been fully explored and Environmental Health are content that the new houses will not be adversely affected.

Trees, open space and landscaping

- 7.12** A variety of trees exist within the site. The function of these trees was to provide part of the landscape setting of the school that formerly occupied the site. They are not protected. Some of the trees are Ash trees affected by die back and the appropriate course of action is to remove them. It is accepted that other trees are removed to accommodate the development. It is not considered that they are

significant specimens and new tree planting is provided as part of the new development.

- 7.13** In respect of open space, this predominantly takes the form of a grassed area; a part of it is taken up by the proposed SuDS pond, which forms a focal point of the development, located in the vicinity of the existing adjacent park. It is noted that the Cunninghame Graham Memorial Park would be clearly and closely connected with the planned development, thus compensating for the limited amount greenspace within it and ensuring appropriate opportunities for outdoor recreation and play provision for residents. Whilst the concern in the objections is noted, it would be inappropriate not to maximise connections to the park. The level of open space within the development is below that expected for such a development. Policy GI2 of proposed LDP2 sets out the up to date position on open space provision with this development requiring 4830 square metres of open space. The development provides for a total area of open space and landscaping of 3918 square metres. The Policy goes on to highlight that where a relaxation in the open space standards is deemed appropriate, developers will require to provide a contribution in accordance with policy GI4. The required contribution in this instance is £27360 and, this can be addressed by the conclusion of a legal agreement. .
- 7.14** The landscaping strategy includes a variety of plants, flowers and trees to encourage wildlife and biodiversity to the site. In terms of hard landscaping, variety is also proposed to the hard landscaped areas with a mix of materials. New tree planting is also proposed throughout the development. In respect of the planting strategy, the Council's Biodiversity Officer highlights that it is unclear from the drawings what the SuDS feature is as the drawing shows a large retention style basin but also has a wetland flower mix shown on the same area. It is highlighted that species would require to withstand both drought and submerged conditions. A recommendation from the Biodiversity Officer for Hawthorn specimens to be included in the overall design which would be in keeping with the wider landscape is also set out. The overall approach to open space provision and planting is considered appropriate and the implementation and maintenance can be addressed by condition together with the recommendations of the Council's Biodiversity Officer in respect of the planting schedule.
- 7.15** Overall, the quality and range of open spaces will likely all contribute to the overall success of the transformation of the now derelict site.

Traffic, parking and road safety

- 7.16** The applicant has submitted a Transport Statement in support of the proposal which concludes that the development will integrate well with the surrounding transport network and that resultant traffic impacts will not be significant. The Transport Statement also includes a swept path analysis for the new development. The Council's Roads Service have no objections to the conclusions.
- 7.17** In terms of pedestrian movements, the proposed layout and footpath connectivity ensures that excellent pedestrian links are provided throughout the site and beyond. Where pedestrian routes meet roads within the development, speed tables are proposed at all internal junctions, street corners and central parts of the longer North-South streets. The speed tables will act as a traffic calming measure

to allow the continuous and uninterrupted movement for pedestrians traveling through the site. The development also includes wider public footpaths connecting it with Hawthornhill Road and Sunderland Avenue to allow these spaces to be shared by pedestrians and cyclists.

- 7.18** In the consultation response, the Roads Service highlights the requirement for a right turn lane to Cardross Road and this is now included in the proposal. The response goes on to conclude that the development is well serviced by pedestrian links and that the parking provision is appropriate. It is highlighted that the final surfacing will be agreed with the Roads Service during the Roads Construction Consent process. The existing pedestrian crossing will be relocated by approximately 200 metres to accommodate the new access. This in turn will require the relocation of the existing bus stop. These matters can be addressed by condition. Whilst the concerns raised in the objections are noted, the assessment is guided by the advice in the consultation response from the Council's Roads Service.

Transport, connectivity and permeability

- 7.19** The site is well served by public transport with bus stops adjacent to the site on Cardross Road and Hawthornhill Avenue which provide for services to local destinations, Helensburgh and Glasgow. Dalreoch railway station is also accessible by foot, approximately a 10 minute walk from the site. Dumbarton Town Centre is around a 20 minute walk from the site. It is therefore concluded that the development is provided in an appropriate location within an established settlement accessible by means other than the private car. It is considered appropriate for a travel information pack which encourages reduced dependency on the private car by highlighting the location of local amenities, public transport services and active travel routes to be provided to the residents of the new dwellings. This can be addressed by condition.

Flooding and drainage

- 7.20** With respect to flooding and drainage, the applicant has submitted a flood risk assessment in support of the application. The application is below the threshold for SEPA to be consulted and accordingly the assessment is guided by the advice of the Council's Roads Service. Following clarification from the applicant, the Roads Service is content that there is no flood risk to the development or resulting from the development and that drainage inclusive of SuDS can be satisfactorily addressed. Maintenance of the SuDS can be addressed by condition. The concerns raised in the representations regarding surface water are also noted and a condition can also ensure surface water is intercepted within the site.

Ecology

- 7.21** The ecological appraisal assists in proposing biodiversity friendly designs such as use of native species and rich mixes thereof, protection of any bird nesting activities during construction, welcome packs for new homeowners instructing how they can increase biodiversity within the curtilage of their dwellings, hedgehog holes in fencing, use of bat friendly lighting throughout the development, bat and bird boxes that can be incorporated throughout the development as well as demonstrating that all protected species specific concerns have been addressed and that good practice with positive effects for biodiversity have been considered

throughout the development. This will be addressed by condition. The Council's Biodiversity Officer also offers no objections to the proposal.

Local service capacity and infrastructure provision

- 7.22** Scottish Water were consulted but have not responded to indicate any objection to the proposal. In terms of education provision the site is allocated within proposed LDP2 as a residential development opportunity with an indicative capacity of 100 units.

Other matters raised in the consultation responses

- 7.23** The Council's Environmental Health Service does not highlight any concerns over and above the standard need for site investigation associated with any brownfield site. This includes the requirement for a site investigation report inclusive of remediation and mitigation measures. These matters alongside other matters regarding dust mitigation and construction activity can be addressed as planning conditions.

Pre-application Consultation and Elected Member Briefing

- 7.24** As the proposal constitutes a major development, statutory pre-application consultation was carried out prior to the submission of the application. The applicant has submitted a Pre-application Consultation Report setting out the public engagement undertaken. The local Community Councils, MSPs and MPs and Councillors were contacted about the proposal. A statutory notice was published in the local press advertising the public event and submission of the Proposal of Application Notice and additional consultation was undertaken by the applicant.

8. CONCLUSION

- 8.1** The proposed redevelopment of this former school site for 66 houses of 2 and 3 bedroom accommodation for sale is welcomed. The site is within an existing residential area and, subject to the appropriate use of conditions, the proposed development is acceptable. The layout and design of the development has been developed to ensure that it integrates with the existing residential form as well as creating a high quality development which enhances the local residential area as well as improvements to the footpath and greenspace networks. The development will provide high quality housing with good connections to the surrounding area and wider green network.
- 8.2** New housing developments within the immediate surroundings are transforming the area and contributing to the longer term redevelopment/ regeneration of the area and providing quality housing
- 8.3** The proposal will result in a high quality residential development and there are no material considerations which suggest that planning permission should not be granted.

9. CONDITIONS

1. Prior to the commencement of development on site, exact details, specifications and samples of all proposed external materials to be used for the houses within

- the development site shall be submitted to and approved in writing by the Planning Authority. Thereafter, unless otherwise agreed in writing with the Planning Authority, the development shall be completed in strict accordance with the approved material details and palette.
2. Further to condition 1 above, unless otherwise agreed in writing with the Planning Authority, the brick type to be used for the elevation treatment of all houses within the development site shall be of the 'Forterra Victorian Mixture' specification and variety.
 3. Further to Conditions 1 and 2 above, prior to the approved brickwork associated with any house being constructed or installed on site, a sample panel of this brickwork shall be constructed on site in order for it and the associated mortar to be reviewed, inspected and approved in writing by the Planning Authority. Thereafter, unless otherwise agreed in writing with the Planning Authority, the development shall be completed in strict accordance with the approved brick details.
 4. The approved hard and soft landscaping and all associated approved planting details shall be implemented within a timescale to be agreed prior to the commencement of works on site with the Planning Authority.
 5. Notwithstanding the approved plans, an updated planting schedule to incorporate Hawthorn planting and clarify the suitability of the planting within the SuDS area shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site and shall be implemented with a timescale to be agreed with the Planning Authority.
 6. That any trees, shrubs or areas of grass which die, are removed, damaged or become diseased within five years of completion of the landscaping shall be replaced within the following year with others of a similar size and species.
 7. That full details of maintenance and management for the landscaping approved shall be submitted to and approved in writing by the Planning Authority prior to the start of construction of the development hereby permitted. Management and maintenance shall commence upon completion of the landscaping.
 8. That prior to each house hereby permitted being occupied, all new roads and footways leading to it shall be surfaced to a sealed base course.
 9. That within 4 weeks of the last of the houses hereby permitted being completed, all roads and footways within the application site shall be completed to a final wearing course.
 10. That prior to the occupation of any house, the off-street parking provision shall be completed and be available for use by residents of the associated house. The off-street parking provision inclusive of garages where they part of this parking provision shall be shall then remain unobstructed and available for use by residents of the associated house at all times thereafter.

11. No construction works except ground investigation works shall commence on site until the existing pedestrian crossing on Cardross Road shall be relocated and be fully operational in the new position.
12. No construction works shall commence on site until full details of the new position of the existing bus stop on Cardross Road currently in the position of the relocated pedestrian crossing shall be submitted to and approved in writing by the Planning Authority in consultation with SPT with the relocation taking place and the bus stop being available for use by services
13. That the approved drainage regime inclusive of the SuDS pond shall be fully implemented. For the avoidance of doubt, the drainage regime shall be implemented commensurately with the construction of the houses it serves.
14. That all surface water shall be intercepted within the site both during construction and on completion of the development and full details of measures to ensure that surface water run-off is contained within the site shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site. The measures shall be implemented and maintained as approved.
15. No site clearance works shall be undertaken during the bird nesting season March to September inclusive unless first agreed in writing by the Planning Authority. For the avoidance of doubt, any such agreement will require a full nesting bird survey prior to the commencement of works on site, the methodology and findings of which shall be submitted to the Planning Authority
16. That prior to the commencement of any works on site, full details of the incorporation of low or zero carbon generating technologies shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall be undertaken in accordance with the approved details.
17. Prior to the commencement of development with the site, details of the location and design of electric charging points/units and associated infrastructure and ducting to serve the development shall be submitted to and approved in writing by the Planning Authority. The approved car charging points/units/ducting and associated infrastructure shall thereafter be installed in accordance with the approved details at a timescale agreed by the Planning Authority and maintained at all times thereafter.
18. Prior to the occupation of the first house within the site, the developer shall install the necessary infrastructure to enable the full development and all associated properties to be connected to the existing fibre optic network, where available in West Dunbartonshire, and in accordance with the relevant telecommunications provider's standards.
19. Details of the provision of grit bins for the development shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place prior the occupation of the first house within the site and thereafter maintained for the lifetime of the development.

20. Prior to the commencement of works on site, details of any street furniture shall be submitted to and approved in writing by the Planning Authority and shall be implemented within an agreed timescale.
21. No house shall be occupied until the contents of a Travel Information Pack which encourages reduced dependency on the private car by highlighting the location of local amenities, public transport services and active travel routes is submitted to and approved in writing by the Planning Authority. Thereafter, on the occupation of each dwelling, the approved Travel Information Pack shall be provided to new residents.
22. No development (other than investigative work) can take place until such time as a comprehensive site investigation has been carried out to the appropriate Phase level and submitted to and approved in writing by the Planning Authority. The investigation shall be completed by a suitably qualified and competent person and completed in accordance with advice given in the following:
- Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection
 - Act 1990 (as inserted by section 57 of the Environment Act 1995)
 - BS 10175:2011+A1:2013 – British Standards institution ‘The Investigation of Potentially Contaminated Sites – Code of Practice’.
 - Land Contamination and Development Management -Guidance.
[https://www.epscotland.org.uk/wp\[1\]content/uploads/2019/09/ConLanDevGuide_12-Aug19-FINAL.pdf](https://www.epscotland.org.uk/wp[1]content/uploads/2019/09/ConLanDevGuide_12-Aug19-FINAL.pdf)
23. If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages will require to be submitted.
24. If the risk assessment identifies any unacceptable risks then an appraisal of remedial options followed by a detailed remediation scheme will be submitted to and approved in writing by the Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Planning Authority’s written approval of the remediation scheme.
25. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.

26. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site.
27. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Local Planning Authority.
28. The presence of any previously unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.
29. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall also be free from metals, plastic, wood, glass, tarmac, paper and odours.
30. On completion of the works and at a time and or phasing agreed by the Planning Authority, the developer shall submit a validation report containing details of the source of the material and associated test results to demonstrate its suitability for use.
31. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.
32. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:
- Mondays to Fridays: 0800 – 1800
 - Saturdays: 0800 – 1300
 - Sundays and public holidays: No Working
33. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation

of dust has been submitted to and approved in writing by this Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by this Authority.

34. No commercial vehicle making deliveries to or collecting material from the development shall enter or leave the site before 0800 or after 1800.
35. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472: 1984 'Evaluation of Human Response to Vibration in Buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.
36. Notwithstanding condition 36 above, full details of the design, height and location of an acoustic fence adjacent the sports pitch shall be submitted to and approved in writing by the Planning Authority. The fence shall then be erected prior to the occupation of any dwellinghouse on plots 32 to 44 inclusive.
37. No development shall commence on site until details for the storage and the collection of waste arising from the development and the location of grit bins shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place prior the occupation of the first housing unit/property within the site and thereafter maintained for the lifetime of the development.

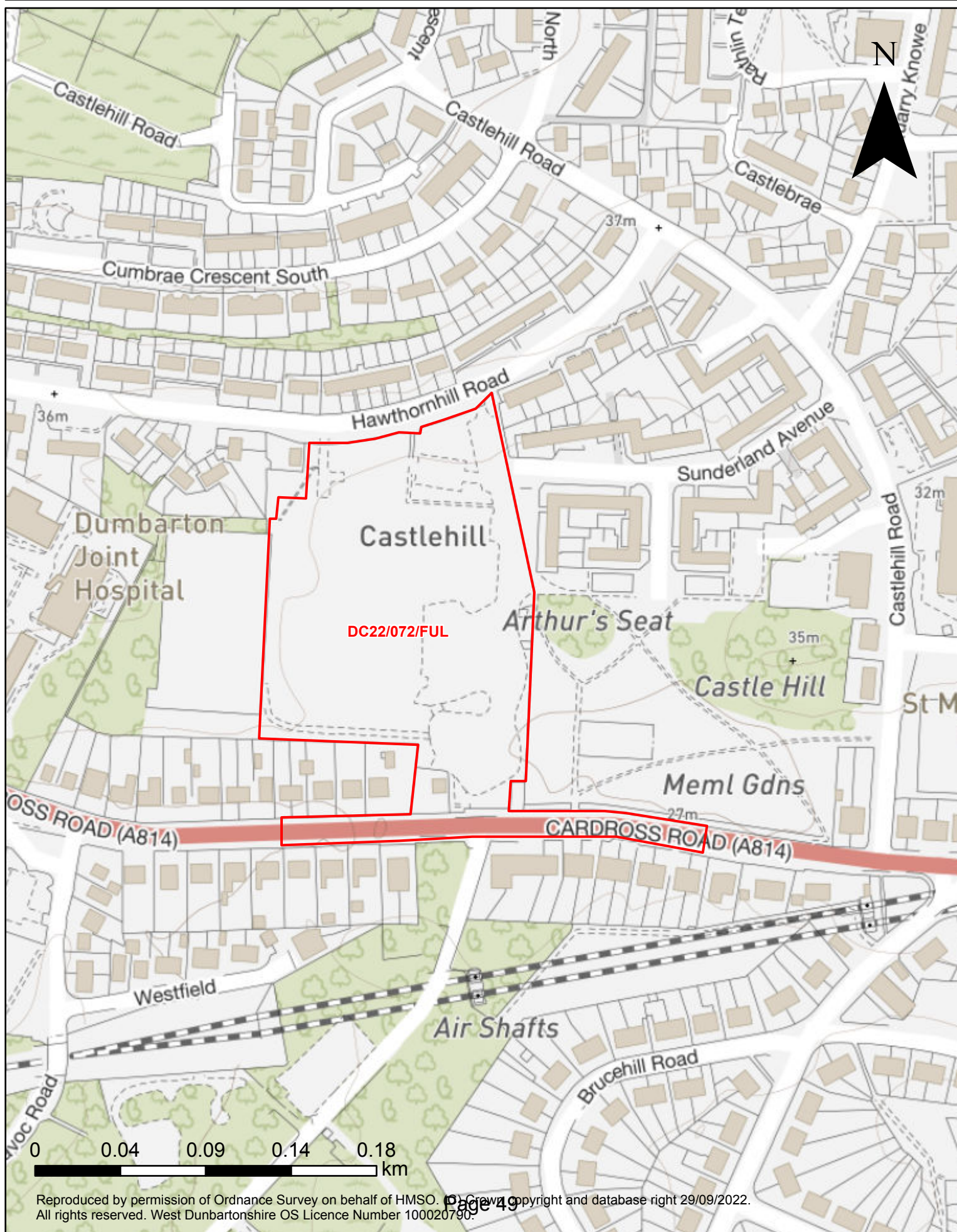
Pamela Clifford
Planning, Building Standards and Environmental Health Manager
Date: 12th October 2022

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Appendix: Location Plan

Background Papers:

1. Application documents and plans
2. Clydeplan Strategic Development Plan 2017
3. West Dunbartonshire Local Plan 2010
4. West Dunbartonshire LDP - Proposed Plan 2
5. 'Our Green Network' Guidance
6. Residential Development Design Guidance
7. Scottish Planning Policy 2014
8. Designing Streets
9. Consultation responses
10. Representations



WEST DUNBARTONSHIRE COUNCIL**Report by Planning, Building Standards and Environmental Health Manager****Planning Committee: 12 October 2022**

Subject: Procurement of Geographic Information System software**1. Purpose**

- 1.1** To seek committee approval to enter a process for the procurement of Geographic Information System software.

2. Recommendations

- 2.1** It is recommended that the Committee approves the undertaking of a procurement exercise for the supply of Geographic Information System software.

3. Background

- 3.1** Geographic Information System (commonly referred to as G.I.S.) software is an essential tool used for viewing, managing and analysing spatial data. Spatial data is data that includes information about location. A majority of Council datasets include location data (e.g. addresses) and Geographic Information Systems allow better use of this data.
- 3.2** All local authorities make use of Geographic Information Systems and the software is essential for the delivery of Council Services and is cross used by other Council Services. Examples of its use include preparation of maps for Local Development Plans, 20 minute neighbourhood analysis, route mapping for refuse collection vehicles, and mapping and analysis of areas such as community council and electoral ward boundaries and school catchment areas.
- 3.3** The Council's Geographic Information System is used by services throughout the Council. It is operated by the GIS Officer and managed by the Technical Support Co-ordinator who are both based in the Planning and Building Standards Service.
- 4. Main Issues**
- 4.1** The Council's current Geographic Information System software is provided by a company called ESRI UK Limited. This has been used since November 2019, when it was installed as a replacement for the previously

used GGP Geographic Information System software. The current contract runs until November 2022, although a short extension to March 2023 has been sought to allow the next contract period to align with the Council's financial year.

- 4.2 As the costs of a 3 year contract for the provision of Geographic Information System software from 1 April 2023 may exceed £50,000, it is necessary to follow rules for procurement in excess of £50,000 with the process being led by the Corporate Procurement Unit.

5. People Implications

- 5.1 There are no people implications associated with this report.

6. Financial and Procurement Implications

- 6.1 An increase in the current budget for Geographic Information System software is currently being sought through the budget process. This is to align the available budget with the known renewal costs of the current Geographic Information System software.
- 6.2 This report seeks approval to undertake procurement for the provision of Geographic Information System software. A procurement strategy for this exercise will be developed.

7. Risk Analysis

- 7.1 There would be a risk to the efficient and effective delivery of key and statutory Council services if the Council could not operate a Geographic Information System.

8. Equalities Impact Assessment (EIA)

- 8.1 This matter has been screened and judged not to be relevant, therefore no Equalities Impact Assessment has been carried out.

9. Consultation

- 9.1 The input of legal, financial and procurement colleagues has been sought during the preparation of this report.

10. Strategic Assessment

- 10.1 Geographic Information System software is used across all Council services and therefore contributes to all strategic priorities.

Pamela Clifford

Planning, Building Standards and Environmental Health Manager

Date: 12 October 2022

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Appendix: None

Background Papers: Report to Tendering Committee, 16 January 2019

Wards Affected: None

WEST DUNBARTONSHIRE COUNCIL

Report by Planning, Building Standards and Environmental Health Manager

Planning Committee: 12 October 2022

Subject: Clyde Climate Forest

1. Purpose

- 1.1** To seek committee approval of a concordat in relation to the Clyde Climate Forest.

2. Recommendations

- 2.1** It is recommended that the Committee approves the Clyde Climate Forest concordat.

3. Background

- 3.1** The Clyde Climate Forest was launched by the Glasgow City Region Cabinet in June 2021 with a headline target of “18 million trees over the next decade”. The aim of the Clyde Climate Forest is to enable and co-ordinate an approach that will deliver a major increase in tree planting across the Glasgow City Region by 2032 as a response to the Climate Emergency.
- 3.2** Trees, woodlands, and forests provide a range of nature-based solutions to the twin and linked challenges of a changing climate and ecological collapse:
- Urban trees – provide urban cooling in heatwaves, and surface water management for cloudbursts, whilst also providing some carbon storage and wildlife habitat;
 - Native woodlands – provide essential ecosystem services and habitat for associated species and, when part of a wider network, allow those species to migrate as the climate changes;
 - Plantation forests – are effective carbon sinks, can provide upstream natural flood management, provide construction timber to substitute for high emission steel and concrete and provide wildlife habitats.
- 3.3** Specific objectives for the Clyde Climate Forest are based on the three ‘C’s:
- Canopy: to increase average urban tree canopy cover to 20%;
 - Connectivity: to increase the average woodland habitat network area by 20%;

- Carbon: to increase forest and woodland land cover in the Region to 20%.
- 3.4** This means that over the next decade the Clyde Climate Forest will facilitate and co-ordinate:
- tree planting in urban neighbourhoods where there are few trees, and which are susceptible to the impacts of a changing climate;
 - new native woodlands in target locations which join up existing woodland habitats; and
 - a doubling of the current rate of forest and woodland planting in the Region.
- 3.5** The Woodland Trust granted £400k and Scottish Forestry granted £150k to Clyde Climate Forest over the first two years which provides a ‘kick-start’ for the project. A Programme Board provides oversight for the project which is co-chaired by the Chief Executives of East Dunbartonshire and East Renfrewshire Councils, representing the Glasgow City Region Partnership’s interests in the project. The Programme Board other members comprise senior representatives from Scottish Forestry, Woodland Trust, TCV, Scottish Water and Strathclyde University.
- 3.6** A Steering Group provides direction and co-ordination for the project’s programme of work and is chaired by Scottish Forestry. The Steering Group comprises operational representatives from those organisations that have a role in delivering the Clyde Climate Forest’s objectives, and the Partnership Manager for the Glasgow City Region Partnership.

4. Main Issues

- 4.1** At its meeting of 30 August 2022 the Glasgow City Region endorsed a concordat relating to the Clyde Climate Forest and agreed that approval of the concordat be sought from the individual local authorities in order to maintain local democratic oversight. The concordat is attached at Appendix 1. The Clyde Climate Forest/Glasgow City Region Concordat seeks to provide clarification by stating what the Clyde Climate Forest team and Delivery Partners will seek to provide and what the Councils will seek to provide in pursuit of the Clyde Climate Forest.
- 4.2** The concordat is framed in four sections:
- i. **An acknowledgement of** the significant challenge that the climate and ecological emergencies present to the Glasgow City Region; the need for additional and sustained effort across the region as a response to the challenge; and the role of trees, woodlands and forests in this endeavour.
 - ii. **A recognition of** the concept and targets of the Clyde Climate Forest; the wider social, economic, and environmental benefits their delivery will provide; and Scottish Government support for the Clyde Climate Forest.

- iii. **A commitment from the Clyde Climate Forest team and Delivery Partners** to seek additional resources toward the delivery of targets; promote Council activities and interests toward trees; and an alignment of Clyde Climate Forest and Glasgow City Region communications.
- iv. **A commitment from Glasgow City Region Councils** to actively participate in the realisation of Clyde Climate Forest targets and support the work of the Clyde Climate Forest team; ensure the Clyde Climate Forest is embedded in plans and policies; manage, protect, and enhance Council trees; identify opportunities for tree planting on Council owned land; work with the Clyde Climate Forest team to increase urban tree canopy cover in target neighbourhoods; promote and celebrate trees so that they are cherished and protected.

4.3 It is hoped that a high-level recognition of the role of the Councils working in partnership with the Clyde Climate Forest team and Delivery Partners will facilitate an uplift in the delivery of “the right trees in the right places” on Council managed land across the Region, and that this will be supported through Council policy, guidance and projects.

5. People Implications

5.1 There are no people implications associated with this report.

6. Financial and Procurement Implications

6.1 Any Council activity towards Clyde Climate Forest will be met within existing budgets and follow Council procurement rules.

7. Risk Analysis

7.1 There are no identified risks associated with this report.

8. Equalities Impact Assessment (EIA)

8.1 This proposal has been screened and has been judged to not be relevant as it formalises approval of a document that has previously been endorsed, therefore no Equalities Impact Assessment has been carried out.

9. Consultation

9.1 The Council's Greenspace Manager and Sustainability Officer were consulted in the preparation of this report.

10. Strategic Assessment

10.1 There is no direct connection with any of the Council's strategic priorities

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Appendix: 1. Clyde Climate Forest Concordat.

Background Papers: Equalities Impact screening

Wards Affected: All



Clyde Climate Forest
CANOPY • CONNECTIVITY • CARBON

The Clyde Climate Forest

Glasgow City Region Concordat

The Clyde Climate Forest will see 18 million trees planted across the region over the next decade as a response to the Climate and Ecological Emergencies. Glasgow City Region's (GCR) local authorities are important stakeholders in its delivery.

Objectives –

- **Urban trees** – 1.5 million trees to increase tree canopy cover in urban areas vulnerable to climate impacts
- **Woodland habitats** – new woods in over 200 locations to connect our habitats and create migration routes for wildlife
- **New forests** – doubling the current rate of woodland creation to lock up carbon and create new jobs and a renewable resource for the region.

GCR acknowledge that:

Trees, woodlands, and forests have a vital role to play in making Glasgow City Region resilient to the impacts of a changing climate, helping to achieve 'Net Zero', and repairing our damaged ecosystems;

Additional effort must be made to manage, protect and enhance our existing trees and increase the number of trees in urban and rural areas if we are to gain the climate and ecological benefits that they can afford;

We must plan to deliver the benefits and values that trees, woodlands, and forests can provide to all the region's people equally;

Delivering the change at scale required for our regional tree, woodland and forest resource can only take place over a long period with sustained resourcing;

GCR welcome:

The government's support for the Clyde Climate Forest (CCF) through its inclusion in Scotland's National Planning Framework;

The CCF concept and targets as described in the CCF brochure

The opportunity the creation of the CCF provides to deliver our economic, social and environmental aims;

The opportunity to develop and enhance our partnerships with other Local Authorities, National Agencies, NGOs and communities in delivering CCF ambitions.

The Clyde Climate Forest* commit from this date to:

Work to achieve CCF targets within each Council area and to seek additional resources and funding to facilitate their delivery;

Promote the interests and activities of each Council toward trees and their management, protection and enhancement wherever possible within the architecture of the CCF;

Ensure that CCF communications work is compatible with, and supportive of GCR communications.

*The Clyde Climate Forest here refers to the CCF staff team and the CCF Delivery Partners (namely: Scottish Forestry; Woodland Trust Scotland; TCV Scotland; Green Action Trust; Trees for Cities and Glasgow City Region).

GCR Councils commit from this date to:

Actively participate in, and promote, the realisation of CCF targets within each council area;

Support the work of the CCF team and the CCF Delivery Partners as part of the Council's commitment to partnership working;

Ensure the CCF is integrated and trees are embedded, as appropriate, into development plans, development frameworks, masterplans, design briefs along with corporate policy and investment documents;

Manage, protect and enhance the council's tree resource through robust tree canopy cover strategies and appropriate policies and practices;

Identify council owned land holdings appropriate for woodland creation as part of the council's plans to achieve 'Net Zero';

Work with the CCF team to identify 'target neighbourhoods' to increase urban canopy cover, and to identify potential tree planting sites, target available resources and facilitate delivery;

Actively participate in the CCF 'Canopy Working Group' and other CCF working groups as they arise;

Actively promote a cultural change in relation to tree provision and management and overcome perceived barriers to the planting and the retaining of appropriate trees;

Actively work toward achieving the globally recognised status as a 'Tree City of the World' for each council.

Councillor Owen O'Donnell, Leader, East Renfrewshire Council

Councillor Jim Logue, Leader, North Lanarkshire Council

Councillor Gordan Low, Leader, East Dunbartonshire Council

Councillor Iain Nicolson, Leader, Renfrewshire Council

Councillor Susan Aitken, Leader, Glasgow City Council

Councillor Joe Fagan, Leader, South Lanarkshire Council

Councillor Stephen McCabe, Leader, Inverclyde Council

Councillor Martin Rooney, Leader, West Dunbartonshire Council




The Clyde Climate Forest is
being delivered with the help of:



Contact Us

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 @ClydeClimateFor

www.clydeclimateforest.co.uk



The Clyde Climate Forest is
a Green Network Blueprint
delivery project.